

CONCEPT SITE PLAN

SUNSET OUTLOOK

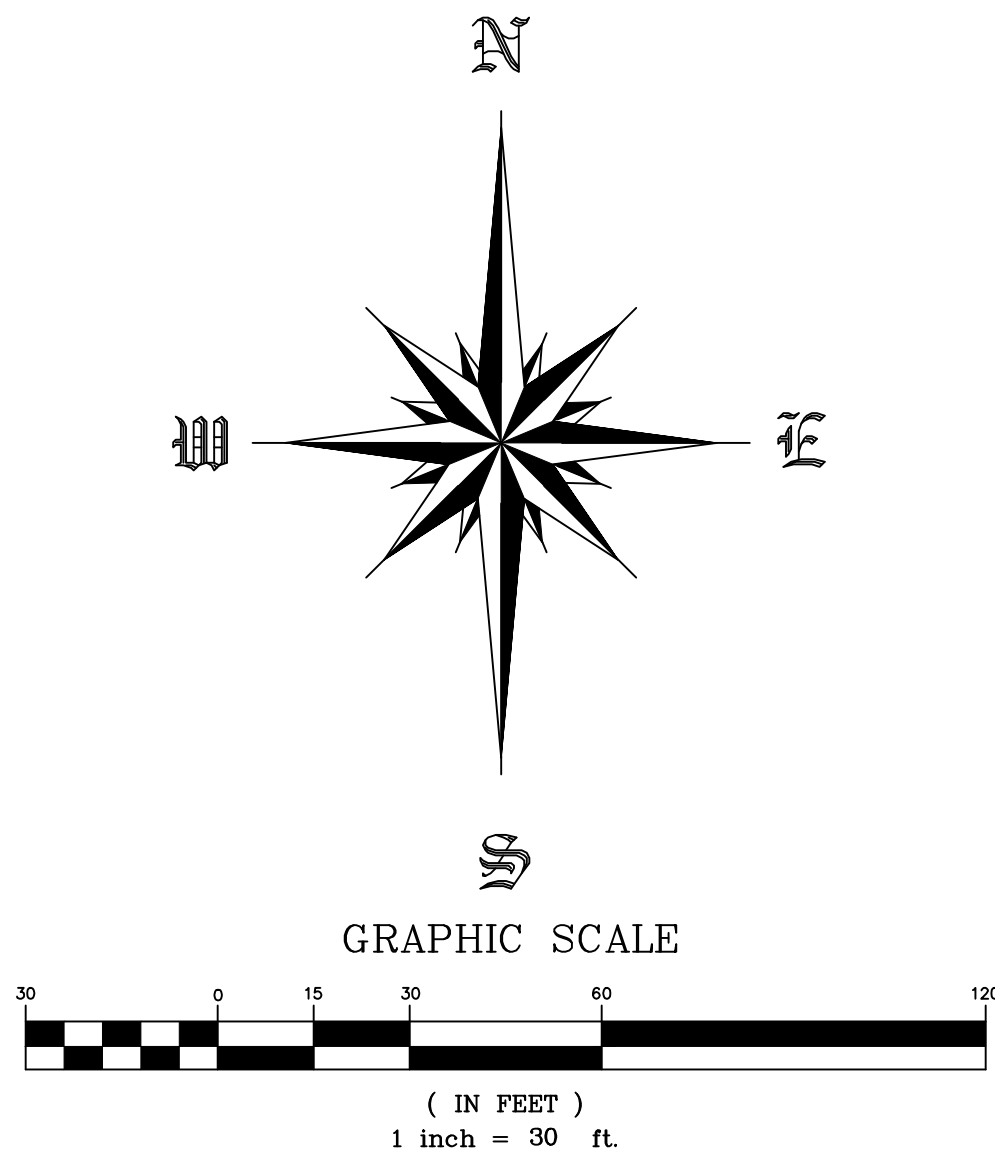
Legal Description:(Warranty Deed)

The North 170 feet of the South 952 feet of the East one-half of the Southeast one-quarter of the Northeast one-quarter, Section 11, Township 28, Range 22, Ramsey County, Minnesota, EXCEPT the East 40 feet thereof Per Doc. No. 1652333.

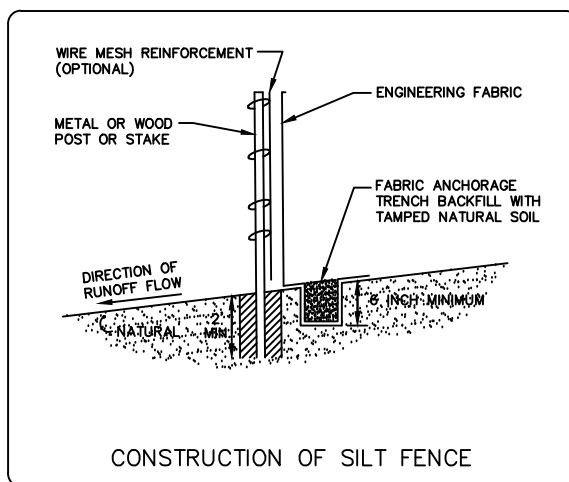
TOTAL LOT AREA: 104,255 SQ. FT OR 2.39 ACRES

NOTES

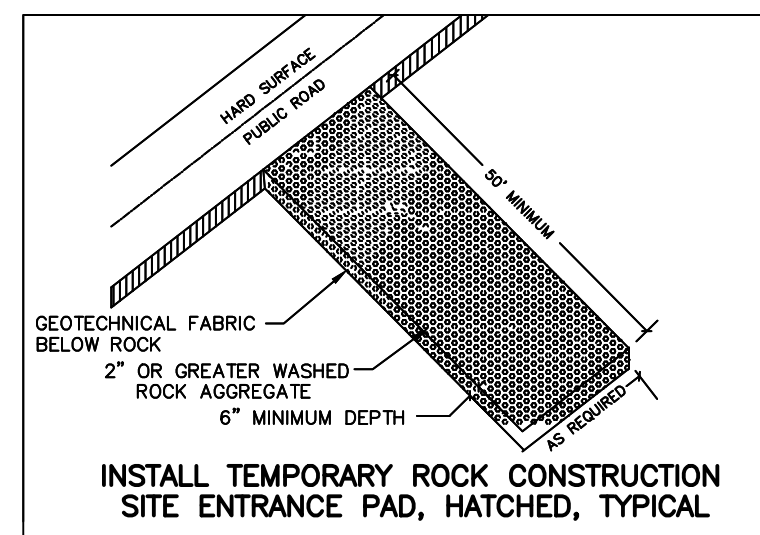
- Denotes Spot Elevation
- Denotes Proposed Spot Elevation
- Denotes Contour
- Denotes Proposed Contour
- Denotes Proposed Drainage
- Denotes Power Pole
- Denotes Gas Meter
- Denotes Electric Meter
- Denotes Underground Sanitary Sewer
- Denotes Water Valve
- Denotes Underground Water Service
- Denotes Underground Gas Line
- Denotes Overhead Utility Wires
- Denotes Block or Stone Retaining Wall
- Denotes Concrete Surface
- Denotes Bituminous Surface
- Denotes Deciduous Tree
- Denotes Coniferous Tree
- Denotes Trees to be removed
- Denotes SETBACKS
- Denotes SILT FENCE AND/OR BIOROLLS
- Denotes ORANGE SAFETY FENCE



BASIS OF BEARINGS: RAMSEY COUNTY PLANE NAD83 (2001) COORDINATE SYSTEM



INSTALL SILT FENCE OR BIOROLLS, TYPICAL.



INSTALL TEMPORARY ROCK CONSTRUCTION SITE ENTRANCE PAD, HATCHED, TYPICAL

LOT 1 AREA: 23,647 SQ. FT OR 0.54 ACRES
EXISTING CONCRETE DRIVEWAY AND WALK: 1149 SQ. FT.
EXISTING HOUSE: 1877 SQ. FT.
EXISTING GARAGE: 517 SQ. FT.
TOTAL IMPERVIOUS SURFACE: 3543 SQ. FT.
PERCENT IMPERVIOUS SURFACE: 3543 / 23,647 X 100 = 15%

LOT 2 AREA: 41,245 SQ. FT OR 0.95 ACRES
PROPOSED BITUMINOUS DRIVEWAY: 6162 SQ. FT.
PERCENT DRIVEWAY: 6162 / 41,245 X 100 = 14.9%

LOT 3 AREA: 39,377 SQ. FT OR 0.90 ACRES
PROPOSED BITUMINOUS DRIVEWAY: 4544 SQ. FT.
PERCENT DRIVEWAY: 4544 / 39,377 X 100 = 11.5%

AREA: 39,377 SQ. FT OR 0.90 ACRES

SITE ADDRESS:
391 McKNIGHT ROAD SOUTH, ST. PAUL, MN

Client: Mr. Nou Vang 391 McKnight Road South St. Paul, MN 55119	Design by RP	Original date 9-24-24	I hereby certify that this survey, plan, or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the state of Minnesota. Ryan M. Peterson Date: 9-24-24 Minnesota Reg. No. 60424
	Drawn by JK	Revisions	
LAKE AND LAND SURVEYING, INC. SURVEYING/CIVIL ENGINEERING 1200 CENTRE POINTS CURVE, SUITE 375 ST. PAUL, MN 55120 PHONE (651) 776-6211 E-MAIL: LAKEANDLANDOUTLOOK.COM	Survey book No.	S.A.P. number 2024.049	Page title SITE PLAN
			SHEET 3 OF 3

SIGNIFICANT TREE INVENTORY

ID	DIAMETER (INCHES)	SPECIES
1	10"	SPRUCE
2	6"	SPRUCE
3	8"	SPRUCE
4	20"	SPRUCE
5	12"	SPRUCE
6	10"	SPRUCE
7	10"	SPRUCE
8	40"	MAPLE
9	10"	SPRUCE
10	6"	SPRUCE
11	8"	SPRUCE
12	8"	SPRUCE
13	26"	BOX
14	8"	SPRUCE
15	8"	SPRUCE
16	10"	SPRUCE
17	10"	SPRUCE
18	8"	SPRUCE
19	8"	SPRUCE
20	12"	MULBERRY
21	10"	SPRUCE
22	10"	SPRUCE
23	12"	SPRUCE
24	20"	BOX
25	18"	BOX
26	10"	SPRUCE
27	12"	BOX
28	14"	BIRCH
29	16"	SPRUCE
30	18"	SPRUCE
31	12"	SPRUCE
32	8"	SPRUCE
33	10"	SPRUCE
34	16"	SPRUCE
35	16"	PINE
36	15"	PINE
37	12"	PINE
38	10"	SPRUCE
39	16"	SPRUCE
40	18"	MULBERRY
41	10"	SPRUCE
42	20"	SPRUCE
43	11"	SPRUCE